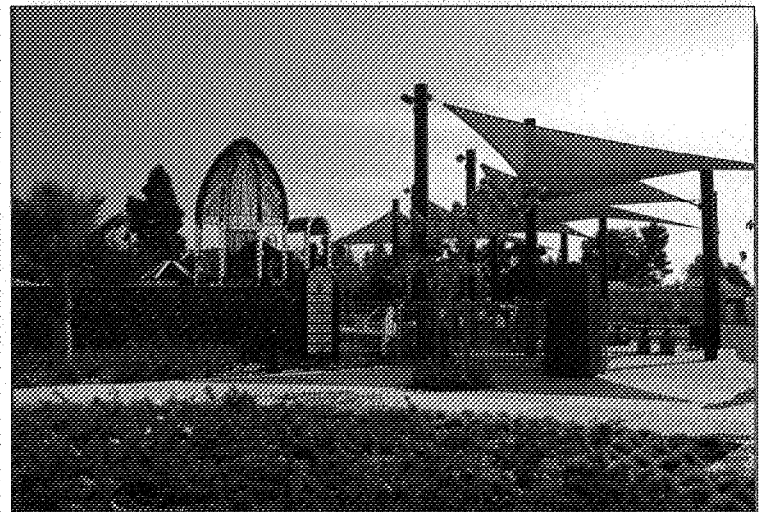
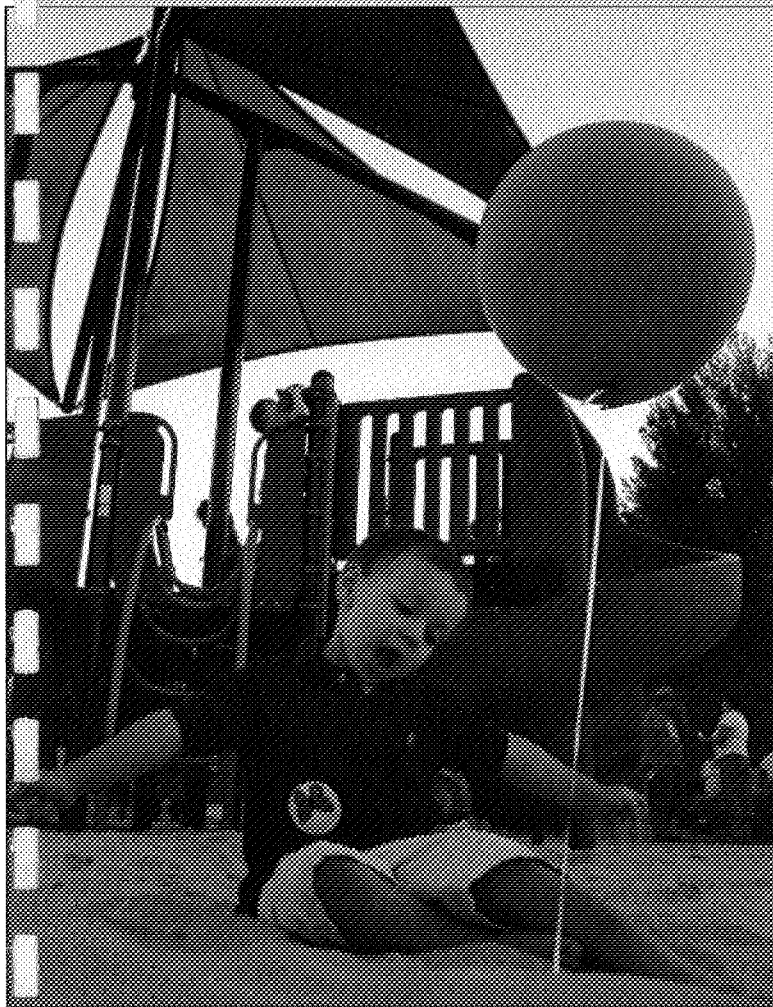


Proposal for Brentwood Park Master Plan
City of Costa Mesa



February 7, 2008

David Volz Design
Landscape Architects and Park Planners

February 7, 2008

www.dvolzdesign.com

Mr. Baltazar Mejia, P.E.
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phone 760.580.5165
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RE: Proposal to provide professional services for Master Planning of Brentwood Park and 261 Monte Vista.

Dear Mr. Mejia

The new larger Brentwood Park will be a great addition to the public landscape in this part of town. The opportunity to improve a well used neighborhood park (one of Costa Mesa's ten most used parks) will be a challenge the David Volz Design Team will relish. DVD has a history of providing award winning design services for neighborhood park projects.

DVD has several successful, similar, local projects that demonstrate our team's ability to deliver high quality neighborhood park development projects. Our park design expertise has been confirmed through numerous local, statewide and even national design excellence awards. We are especially excited about your project for two reasons: we have recently moved our corporate headquarters to Costa Mesa, and we have first-hand experience and knowledge of this park as the project manager and his family live in this neighborhood.

DVD has significant experience in leading community design workshops and building consensus. Because DVD focuses only on Public Work projects, you can be assured that we will deliver to your commissions, boards and city council a beautiful, unique and exciting master plan for the new Brentwood Park.

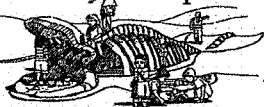
We will be goal oriented and task driven in our work plan. Our creative design team has a proven process that delivers outstanding park design through a community focused outreach process. We will keep your staff informed every step of the way as we design this great new park.

Very truly yours,

DAVID VOLZ DESIGN

David Volz

Principal/Landscape Architect #2375



Designing Landscapes that Create Community

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DVID

"DVD continues to build its reputation on creativity and service in the design of outstanding public spaces. We strive to create the highest quality environments for our clients' communities and neighborhoods. We work with public agencies and the people they serve to develop innovative landscapes of outstanding beauty."

David Volz, Principal

CONTACT INFORMATION
DVD

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FOUNDED IN JANUARY 1997
LANDSCAPE ARCHITECTS AND
PARK PLANNERS

SEVEN LANDSCAPE ARCHITECTS:

DAVID VOLZ, LA # 2375
GARY VASQUEZ, LA #3883
GREG MEEK, LA #2484
ELAINE DOVE, LA #4828
JODI RIOS, LA #4744
BOB GARCIA, LA #3934
GENE YAMASAKI, LA #1250

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FIRM INFORMATION

Costa Mesa's residents deserve a great new park that opportunities of the existing park. A creative and experienced design team is needed to get the most out of this important city investment.

David Volz Design (DVD) is committed to the creative design of outstanding public spaces. We develop landscapes, parks, sports fields and streetscapes to meet the specific needs of their communities. DVD designs special environments for those who seek recreation in a beautiful setting: wonderful natural environments for those who are simply looking for respite and for those who pursue recreation and competitive athletic endeavors on the playing field. Our firm capitalizes on what the site and nature has to offer. For all of our commissions, we work to enhance the site's use, working within environmentally sound parameters while taking full advantage of the site and its surroundings to best service the community's needs.

Ever mindful of our role as stewards of the land, DVD's design philosophy includes **careful consideration for realistic maintenance requirements and construction cost parameters**. We understand the commitment we have to the public to deliver quality projects that offer a **high return for the public funds invested; projects that can be maintained and deliver a lifetime of service** to the communities they are built for.

Our philosophy also embraces any opportunity to interact with the public to create environments that meet their needs. This outreach has often been the catalyst for many of our most successful projects. This outreach allows us to seek inspiration that often leads to creative and innovative solutions.

Parks and greenspaces designed by our firm have received awards and accolades from community groups, civic organizations, the American Public Works Association, the California Parks and Recreation Society and the National Recreation and Park's Society. In fact, this year two of our park projects won the Award of Excellence from CPRS — the highest award given in their categories.

**TYPES OF PROJECTS WE ARE PLANNING, DESIGNING,
AND MANAGING INCLUDE:**

- Nature parks, interpretive gardens, and wilderness camps
- Facility master plans and feasibility studies
- Demonstration gardens, mitigation, and restoration
- Community, neighborhood, and miniparks
- Urban open spaces and park rehabilitation
- Streetscape development and redevelopment
- Design guidelines and standards
- School fields and campus planning
- Sports parks and stadiums
- Grant Applications

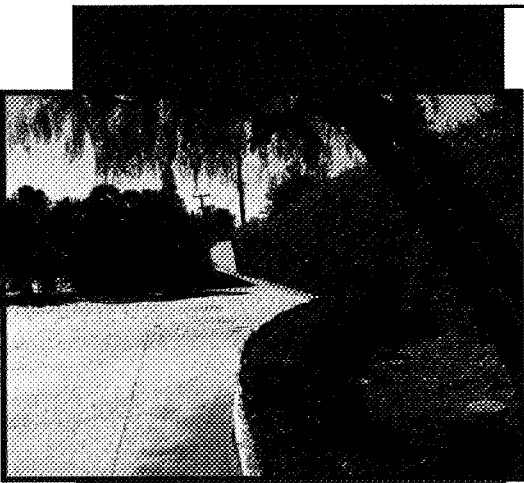
UNDERSTANDING

The City of Costa Mesa is expanding Brentwood Park. Recently city leaders decided that the purpose of adjacent land would lead to an improved and expanded facility at this well used neighborhood park. Our design team has a keen interest in the master planning of this expanded park. Our new Costa Mesa design studio is only 2 miles from this site. Our project manager lives in the neighborhood, and we know from recent experience that projects like this, with community outreach, inspire our teams most creative design solutions.

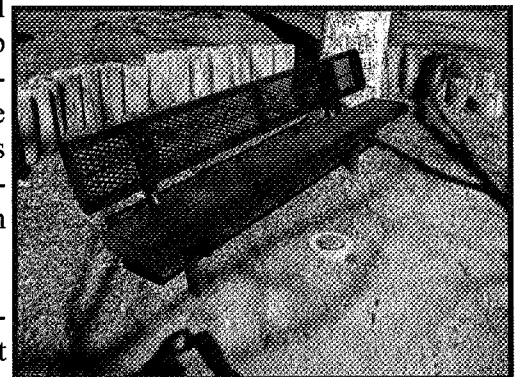
Brentwood Park is a well liked and well known park. This small green space with two picnic tables and a tot lot is a place that many City residents have been to and enjoyed. In it's present state, it is ranked as the tenth most visited park in the City. With the acquisition of the 641 Monte Vista Property the City has taken a bold step toward making this a larger even more vibrant recreation space for the community.

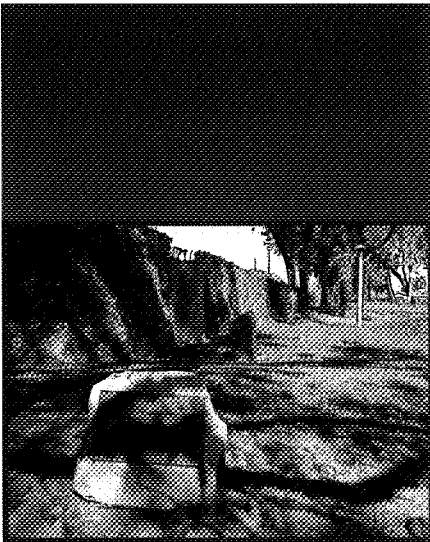
The character of the existing park with it's large shade trees and rolling topography, make for a very pleasant setting for this neighborhood park. Our design team envisions an expanded park with much the same character as the existing "L" shaped park. A new park with pleasant open areas, meandering walkways and easy and open access to the neighborhood. There will be an opportunity to add many more elements as the park is enlarged. Some initial ideas that we will look to the community to help us formulate are as follows:

1. As the Mira Loma frontage is widened should we make more of an entry statement at the terminus of Westminster Avenue? Can an enhanced street frontage create a statement of celebration identifying this land as a great new public asset.
2. The soft character of the park is very pleasant with rolling topography and small walks. Can we keep this character in the expanded area? Can we make the walkways accessible for all without putting too much pavement on our park.
3. The kid's play equipment area is nice but



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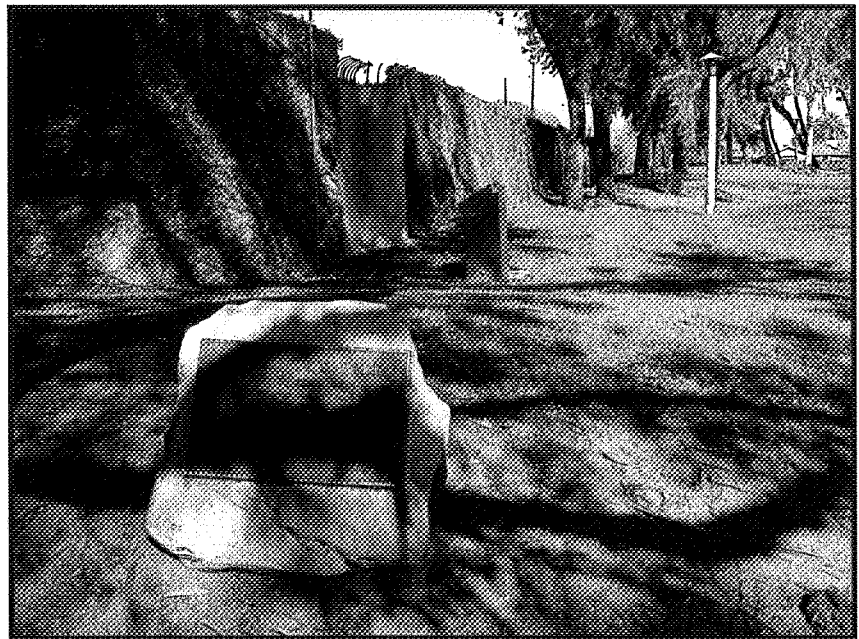


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may be in need of being replaced. Perhaps a new play space could be a part of the expanded park. Maybe it could be themed or include fun non-typical elements. Some creative thinking about the opportunities here could lend to a unique layout for the entire new space.

4. The large existing Pines, Eucalyptus, and Sycamores really give this park a solid foundation and they should be maintained. The new acreage will be without trees. Maybe we should blanket the whole site with a forest or maybe we should make the new space an open meadow . We will be looking to the neighbors to help us explore the possibilities.
5. Are there other program elements that should be added to this park now that space is available? More picnicking and benches should be considered. What about basketball, water play, exercise equipment, or other elements that might be appropriate now that the park is larger. Again, the public will help us develop a vision of what is possible and what is needed.

These are just a few initial ideas our design team has identified. Our design process allows for a broad harvesting of ideas from any one who would like to help us in the design of this park. The process outlined herein identifies how we take the large pool of ideas and develop them into a clear new vision, a master plan for the new and expanded Brentwood Park.



APPROACH

David Volz Design proposes an approach which provides for a strong community outreach program as a part of a community driven master plan process. This community design process will identify the needs and desires of the community while the design is developed. The intended result is a park facility which truly reflects the community needs and desires.

David Volz Design has often helped communities to focus on a wide range of potentials and then distill those ideas down to a viable concept and vision for site development. Our design, planning and project development team will work to identify potentials and opportunities for what we envision to be a wonder filled new park for the neighborhood and all citizens of Costa Mesa. Our key design team members have the background and expertise to deliver an outstanding public project which combines park amenities in a beautiful and unique setting. Our team has designed several successful neighborhood parks.

The public workshop process for park design is a concept that DVD always encourages. The opportunity to get first hand insights from the users, neighbors, and the public in general is always thought provoking. Several of our most successful park projects have benefited from the ideas and energy that was put forth at public input sessions.

Our team's approach has been time-tested and proven successful on many park planning projects. Our foremost priority is to maintain a strong working relationship with the City of Costa Mesa's staff. This begins with our first meeting. The kick-off meeting includes staff and our team leaders, and highlights the goals and objectives of the project.

Our initial meeting with the public will be to gather ideas for developing the site program. Some of the questions we will be asking include:

What elements are needed and desired for this expanded park?

What elements of the existing site are important?

How can we best fit the program elements into the newly available expansion area?

Can lighting, play area layouts, and park amenities be designed to consider adjacent neighbors?

Are there items, facilities, or appurtenances that could be added to make this park even more user-friendly, playable, or attractive?

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What unique elements or themes can be developed here at Brentwood Park to make this a special place, a better park?

These and many other questions will be asked and answered through the initial and follow-up meeting with the public. Conducting community workshops is our favorite part of the process.

Invited to community workshops are children, neighbors, the whole community, and anyone interested in the Master Plan who wishes to participate in the creative process of park design. To foster the "brainstorming" session, our team will introduce "seed" ideas that will encourage thoughtful responses and open the discussion for brainstorming and idea generation. We propose an initial idea workshop at the site with tables and chairs, maps of the site, and lots of colored marking pens. We will look to the public for additional ideas about the improvements that are possible and desired. Ideas for creative play, park themes and any other ideas that might be applicable to the new park's design will be explored.

The City of Costa Mesa may rest assured that DVD is experienced and ready to create an environment that stimulates the minds and physical abilities of children. Our goal will be to make this park a wonder filled space for the neighborhood and for local residents. The community workshops we conduct are the best medium for finding out what the neighborhood desires. Allowing the community to stand in a place of ownership aids in a smooth design process. In the long term, this ownership translates into a park that is taken care of by those who use it most.

The first community meeting will feature:

- An on-site tour to become familiar with the park site and buildings
- Group discussion about opportunities and ideas for potential improvements
- Brainstorming session in small groups, where we actually "draw up" plan ideas
- Presentation of ideas and follow-up comments

The conclusion of this initial community workshop will set the stage for concept plan development. Our design team will compile all design ideas and begin the concept plan design process.

Conceptual sketches will be prepared and presented to City staff in an idea consolidation meeting. The best concepts will then be refined into draft plans and presented again in workshop format to the community. This second workshop will be a bit more formal. Perhaps it could be held at a nearby meeting room. The design concepts will be presented, the ideas reviewed, and in the end we will look for agreement on the elements which will become a part of the consensus



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plan. Comments and input will be received to refine the park development program. The final master plan and draft design report will be prepared. At this stage traffic, parking, sound and light studies will be performed and incorporated into the draft report. The report will be circulated to the City staff for review. This master plan will then be presented to all oversight bodies for review and comment.

The Master Plan, which will be the focus of our Phase I efforts, will be the culmination of several concept plans being honed into a final graphic representation of the best development strategy for the site's program. A design report will also be prepared outlining the input process and describing the program and development elements. A final cost estimate and schedule will be a part of this project report.



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SCOPE OF WORK

For this project, we have proposed the following scope of work that corresponds and somewhat broadens the work identified in your request for proposals. The work items below will be accomplished by our experienced and creative in-house staff.

DELIVERABLES

Phase I

- ✓ Photo Survey of Site
- ✓ Conceptual Design Plans
- ✓ Master Plan and Report
- ✓ Construction Cost Budget Estimates
- ✓ Miscellaneous notes, letters, ideas, and sketches developed during the planning process

MEETINGS/PRESENTATIONS

- ✓ City staff reviews as identified
- ✓ Two Community workshops
- ✓ Commission presentation
- ✓ Council presentation

ADDITIONAL MEETINGS/ PRESENTATIONS

- ✓ Parks, Recreation and Social Services Commission
- ✓ Planning Commission presentation

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PHASE I MASTER PLAN DEVELOPMENT

Task One - Preliminary Study

1. Initialize Project

1.01 Initial Kick-Off meeting

- a. review project criteria and program objectives
- b. review procedures and design schedule
- c. assign calendar dates to each milestone

1.02 Data Collection/Field Investigation

- a. document site elements
- b. collect Utility Information
- c. catalogue Available Plans and Site Documents

1.03 Perform field investigations

- a. perform topographic survey
- b. prepare photo survey of site
- c. annotate maps with ideas from the site review.

Task Two -- Conceptual Plan Development

1. Initial Public Meeting

1.01 Design workshop at site with neighborhood

- a. review background information
- b. invite ideas, suggestions, criticism and concerns
- c. collect ideas and input

1.02 Prepare summary of input

1.03 Review input with City staff

2. Conceptual Master Development/Second Public Workshop

2.01 Prepare concept plans based on input received

2.02 Review Conceptual Design layouts with City project review team

2.03 Public design workshop to review conceptual plans

2.04 Review input with city staff and stakeholder group

2.05 Review and obtain direction from City to complete master plan

3. Final Master Plan Development and Studies

3.01 Prepare plan rendering

3.02 Prepare construction cost budget estimate

- 3.03 Prepare project concept plan report
- 3.04 Prepare traffic, parking, sound and light studies based upon the proposed Master Plan.
- 3.05 Finalized design report with study findings
- 3.06 Review final plan and report with City staff
- 3.07 Present Master plan and reports to Commission Council, or others (as needed)
- 3.08 Prepare addenda letter report for inclusion in Master Plan report.
- 3.09 Turn over deliverables to City.



IDWD

PROJECT TEAM



Creativity
Communication
Experience
Interest in your project!

For the expansion of Brentwood Park DVD has assembled a highly qualified and creative team of landscape architects and engineers. Our key members have the background and expertise to deliver the master planning services needed for this important community based design process.

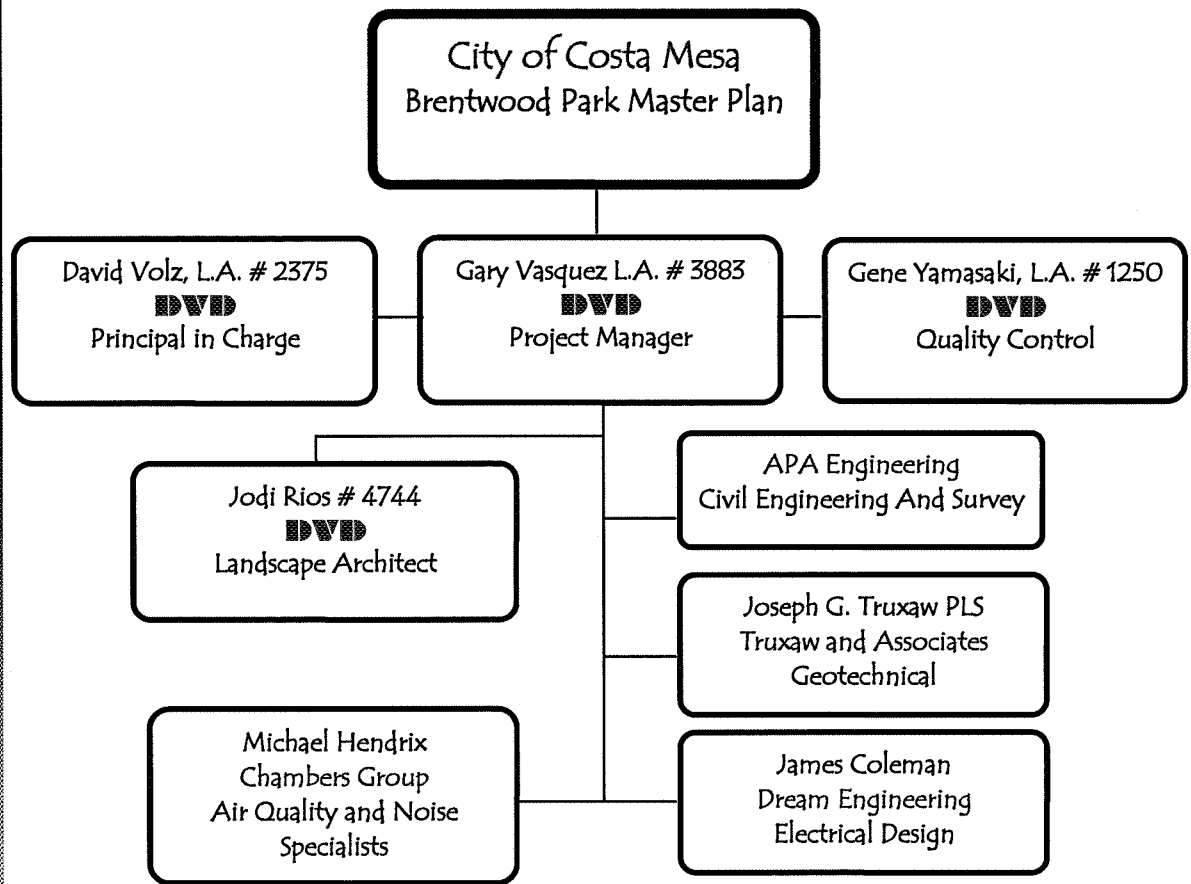
There are four key ingredients our team brings to your project:

- ***Creativity*** - We will provide you with unique and innovative solutions which meet and exceed the expectations of the City and the residents. The project designs we put forward will creatively address the site needs, the unique relationship to the nearby neighbors, accessibility, recreation balance and respect for the environment.
- ***Communication*** - We will continually keep you and your staff informed from the start, timely and frequent status reports will be delivered to the city's project team. Communication will be consistent and clear through completion of project.
- ***Experience*** - We will provide a design team that has a history of working successfully with cities as an extension of Staff and providing outstanding project development of dozens of award winning public parks..
- ***Interest in your projects*** - DVD is ready to take on your projects and bring them to a successful completion. DVD strives to bring outstanding public facilities to communities throughout all of California. Our team is dedicated to the success of your projects! We are your cities newest business and we want to be a partner in the ongoing improvement of our new city.

TEAM MEMBERS AND STAFF AVAILABILITY

David Volz Design looks forward to a long relationship with the City of Costa Mesa. We are committed to delivering high quality services, designs, reports, documents, and support to the City. The key team members are experienced and talented professionals and they will be supported by a team of licensed landscape architects, several very capable designers, sub consultants, and support staff who will be assigned to specific tasks as the work proceeds.

Our key team members will be David Volz as principal in charge, Gary Vasquez as creative director, Jodi Rios assigned to project leadership, Gene Yamasaki will provide quality control. The core team and design professionals will remain available to the projects as assigned from start-up through project completion.



David Volz, LA #2375, Principal in Charge, has over 20 years of experience in the landscape architectural design of successful public projects. He will be the director of the projects assigned. He has managed the master planning of hundreds of parks and recreational facilities. He has experience in the development process from inception through master plan development, construction document preparation, contract administration, and on-site inspection. A strong asset to Mr. Volz' management style is his approach to community outreach. He has a proven method of bringing the community into the design process where fostering sense of ownership and importance is integral to the park design program. His past experience includes numerous park developments in dozens of cities. This work includes: the newly awarded CPRS 2007 Award winning Bell Gardens Sport Center, the Laguna Hills Community Center and Sports Complex, Bryant Ranch School and Park in the City of Yorba Linda, and several other park and school projects in cities and counties statewide.

Gary Vasquez, LA #3883, Creative Director, has more than 15 years of experience in landscape architecture. He will lead the design team providing creative His innovative and thoughtful designs will prove to be a great asset for your projects. Gary has provided high quality project management on many of our firms most successful and highly acclaimed park projects. Gary's recent projects include project management, design, construction drawings and construction oversight for George Washington Park in Anaheim, Ford Park in Bell Gardens, Bryant Ranch in Yorba Linda, Dateland Park and Bagdouma Park in Coachella, landscape plans for several projects including the APWA/CPRS Award winning Bell Garden Sport Complex.

Jodi L. Rios, Landscape Architect #4744, is a landscape architect with a specialty in recreation design. This expertise encompasses accessible outdoor recreation design, community involvement and an understanding of sensitive land use settings. Ms. Rios has proven effectiveness working with clients and communities to develop design programs that creatively meet the needs of the whole city. Jodi's recent projects involved significant community input including Veteran's Memorial in Stanton, Sigler Park in Westminster, and the Universally Accessible Park in Long Beach to name a few.

Gene Yamasaki, LA #1250, Quality Control Review Leader, brings to our team more than 30 years of on-staff public works design experience. Until recently, Mr. Yamasaki was the staff landscape architect for the City of Long Beach Public Works Department. His broad range of project experience and city staff background enables him to contribute to important and sensitive projects with creativity and foresight. He oversees the technical aspects of our most important projects, and ensures that project deliverables meet DVD's high quality standards.

Sub-consultants:

DVD is proud to again work with the following sub consultants.

APA Engineering, Inc. (APA), a California Corporation, was established as a consulting civil engineering firm located in Laguna Hills, California. APA specializes in Public Works, Transportation, Flood Control and Site Development projects including: initial planning, feasibility studies, condition assessment and preparation of conceptual, preliminary and final construction drawings, bid documents and construction support and management services.

Dream Engineering will be responsible for all electrical design. They have participated on a majority of DVD projects. Dream Engineering has provided electrical design for many dozen park and sports facility projects.

The Chambers Group, Since 1978, Chambers Group has provided interdisciplinary environmental consulting services to private business, industry, and government agencies. Michael Hendrix will be the principal analyst for the project. He has 9 years of professional CEQA air quality and noise analysis experience in the United States and Canada, and considerable project experience in air quality modeling, acoustical modeling, CEQA analysis, agency consultation, and technical report preparation. They are headquartered in Irvine and specialize in environmental impact assessment, natural and cultural resources management, planning, regulatory compliance, and GIS services.

Joseph C. Truxaw and Associates Inc., is a multidiscipline consulting civil engineering and land surveying firm. The principals of Truxaw and Associates are keenly aware that the keys to client satisfaction are timely communication, quality, accurate plans and specifications, and close attention to schedules and budgets.